

047.0

0008

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,036,300 / 1,036,300

APPRAISED: 1,036,300 / USE VALUE: 1,036,300 / ASSESSED: 1,036,300 / 1,036,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
10-12		JEAN RD, ARLINGTON

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1:	ASCP LLC
Owner 2:	
Owner 3:	

Street 1: 56 JUNIPER ROAD

Street 2: C/O LEON &amp; SOPHIA NAVICKAS

Twn/City: BELMONT

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: N

Postal: 02478 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: NAVICKAS LEON &amp; SOPHIA -

Owner 2: -

Street 1: 56 JUNIPER RD

Twn/City: BELMONT

St/Prov: MA Cntry: \_\_\_\_\_

Postal: 02478

**NARRATIVE DESCRIPTION**

This parcel contains 5,557 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2944 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5557		Sq. Ft.	Site		0	80.	1.06	1									469,366						469,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5557.000		563,200		3,700		469,400		1,036,300							
Total Card							0.128		563,200		3,700		469,400		1,036,300		Entered Lot Size					
Total Parcel							0.128		563,200		3,700		469,400		1,036,300		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID										047.0-0008-0004.0		PRINT	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Date	Time
2020	104	FV	563,300	3700	5,557.	469,400	1,036,400	1,036,400	Year End Roll	12/18/2019			
2019	104	FV	417,600	3700	5,557.	498,700	920,000	920,000	Year End Roll	1/3/2019			
2018	104	FV	417,600	3700	5,557.	363,800	785,100	785,100	Year End Roll	12/20/2017			
2017	104	FV	391,800	3700	5,557.	316,800	712,300	712,300	Year End Roll	1/3/2017			
2016	104	FV	391,800	3700	5,557.	269,900	665,400	665,400	Year End	1/4/2016			
2015	104	FV	349,400	3700	5,557.	264,000	617,100	617,100	Year End Roll	12/11/2014			
2014	104	FV	349,400	3700	5,557.	217,100	570,200	570,200	Year End Roll	12/16/2013			
2013	104	FV	363,500	3700	5,557.	206,500	573,700	573,700		12/13/2012			

**SALES INFORMATION**

TAX DISTRICT										PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes			
NAVICKAS LEON &	67286-236		5/20/2016	Convenience		99	No	No						
	20136-117		10/1/1989			1	No	No	A					

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/28/2018		MEAS&NOTICE							CC	Chris C		
4/16/2009		Entry Denied							372	PATRIOT		
3/28/2000		Inspected							276	PATRIOT		
3/1/2000		Measured							270	PATRIOT		
8/31/1993									AJS			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>																																																																																																						
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Good																																																																																																												
Sty Ht:	2H - 2 & 1/2 Sty		A Bath:	Rating:																																																																																																														
(Liv) Units:	2	Total:	2	3/4 Bath:	Rating:																																																																																																													
Foundation:	2 - Conc. Block		A 3QBth:	Rating:																																																																																																														
Frame:	1 - Wood		1/2 Bath:	Rating:																																																																																																														
Prime Wall:	4 - Vinyl		A HBth:	Rating:																																																																																																														
Sec Wall:			OthrFix:	Rating:																																																																																																														
Roof Struct:	2 - Hip		<b>OTHER FEATURES</b>																																																																																																															
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:	Good																																																																																																												
Color:	BEIGE		A Kits:	Rating:																																																																																																														
View / Desir:			Fpl:	2	Rating:	Good																																																																																																												
<b>GENERAL INFORMATION</b>						WSFlue:	Rating:																																																																																																											
Grade:	C - Average		<b>CONDOS INFORMATION</b>																																																																																																															
Year Blt:	1925	Eff Yr Blt:	Location:																																																																																																															
Alt LUC:			Total Units:																																																																																																															
Jurisdct:			Floor:																																																																																																															
Const Mod:			% Own:																																																																																																															
Lump Sum Adj:			Name:																																																																																																															
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>			<b>RES BREAKDOWN</b>																																																																																																			
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18.	%	Exterior:				No Unit	RMS	BRS	FL																																																																																																				
Prim Int Wall:	2	- Plaster	Functional:				Interior:				1	6	2																																																																																																					
Sec Int Wall:			Economic:				Additions:				1	8	4																																																																																																					
Partition:	T - Typical		Special:				Kitchen:																																																																																																											
Prim Floors:	3	- Hardwood	Override:				Baths:																																																																																																											
Sec Floors:			Total:	18.6 %			Plumbing:																																																																																																											
Bsmnt Flr:	12	- Concrete	<b>CALC SUMMARY</b>						Electric:																																																																																																									
Subfloor:			Basic \$ / SQ:	170.00			Heating:																																																																																																											
Bsmnt Gar:			Size Adj.:	1.00665760			General:																																																																																																											
Electric:	3	- Typical	Const Adj.:	0.98980200			<b>COMPARABLE SALES</b>																																																																																																											
Insulation:	2	- Typical	Adj \$ / SQ:	169.387			Rate	Parcel ID	Typ	Date	Sale Price																																																																																																							
Int vs Ext:	S		Other Features:	128000																																																																																																														
Heat Fuel:	1	- Oil	Grade Factor:	1.00																																																																																																														
Heat Type:	5	- Steam	NBHD Inf:	1.00000000																																																																																																														
# Heat Sys:	2		NBHD Mod:																																																																																																															
% Heated:	100		LUC Factor:	1.00																																																																																																														
Solar HW:	NO		Adj Total:	691943																																																																																																														
% Com Wall:		% Sprinkled:	Depreciation:	128701																																																																																																														
			Deprecated Total:	563242																																																																																																														
<b>MOBILE HOME</b>						WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																										
Make:									Net Sketched Area:	4,332		Total:	563,944																																																																																																					
SPEC FEATURES/YARD ITEMS									Size Ad	2944	Gross Are	4882	FinArea	2944																																																																																																				
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Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
3	Garage	D	Y		118X18	A	FR	1925	22.72	T	50	104			3,700		3,700																																																																																																	
More: N						Total Yard Items:			3,700			Total Special Features:			3,700			Total:			3,700																																																																																													
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